

Core Neighborhoods and Extraterritorial (ET) Areas

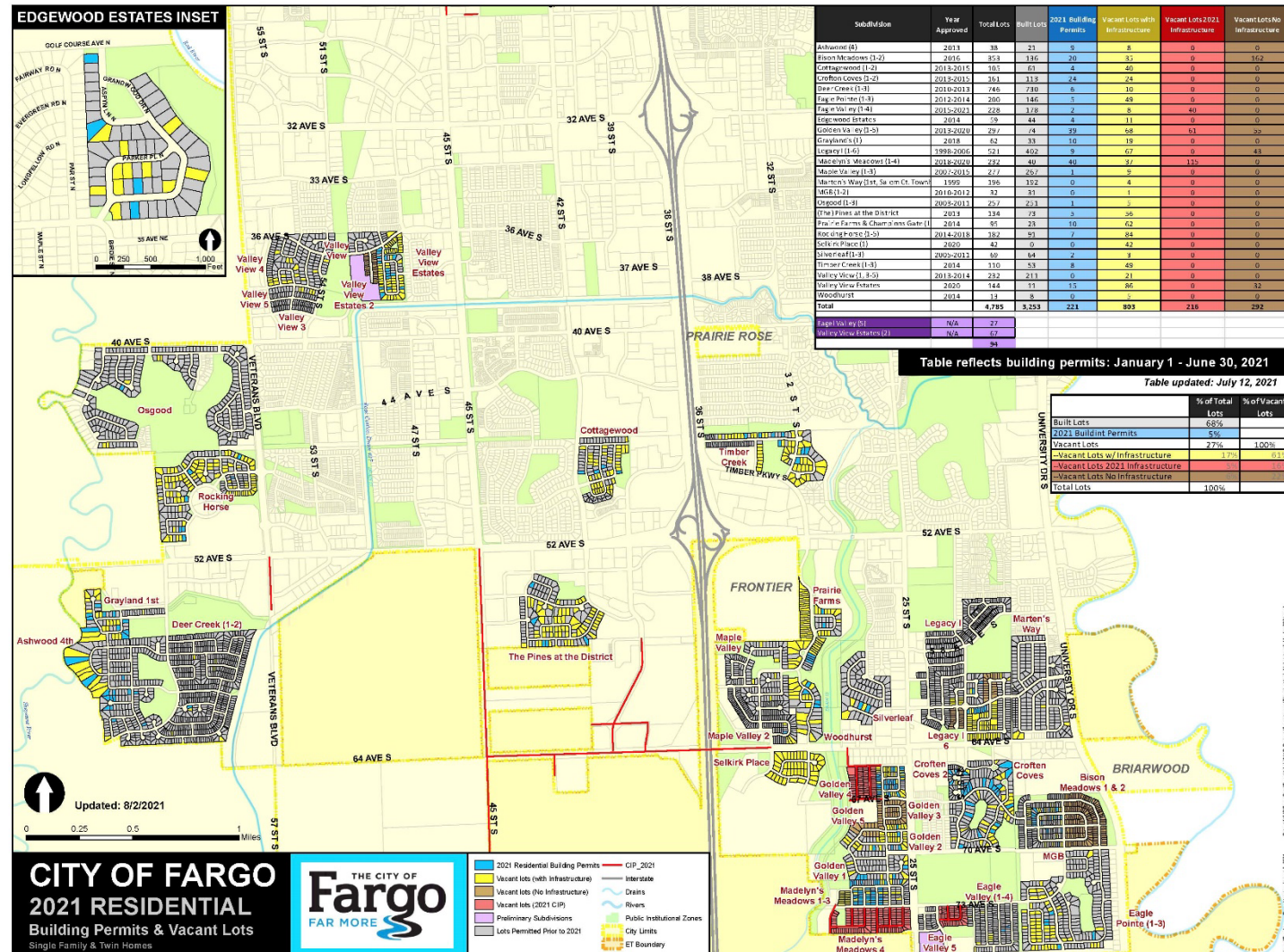
*Fargo City Commission Informational Meeting
Wednesday, October 20, 2021
12:00pm*

PRESENTATION OUTLINE

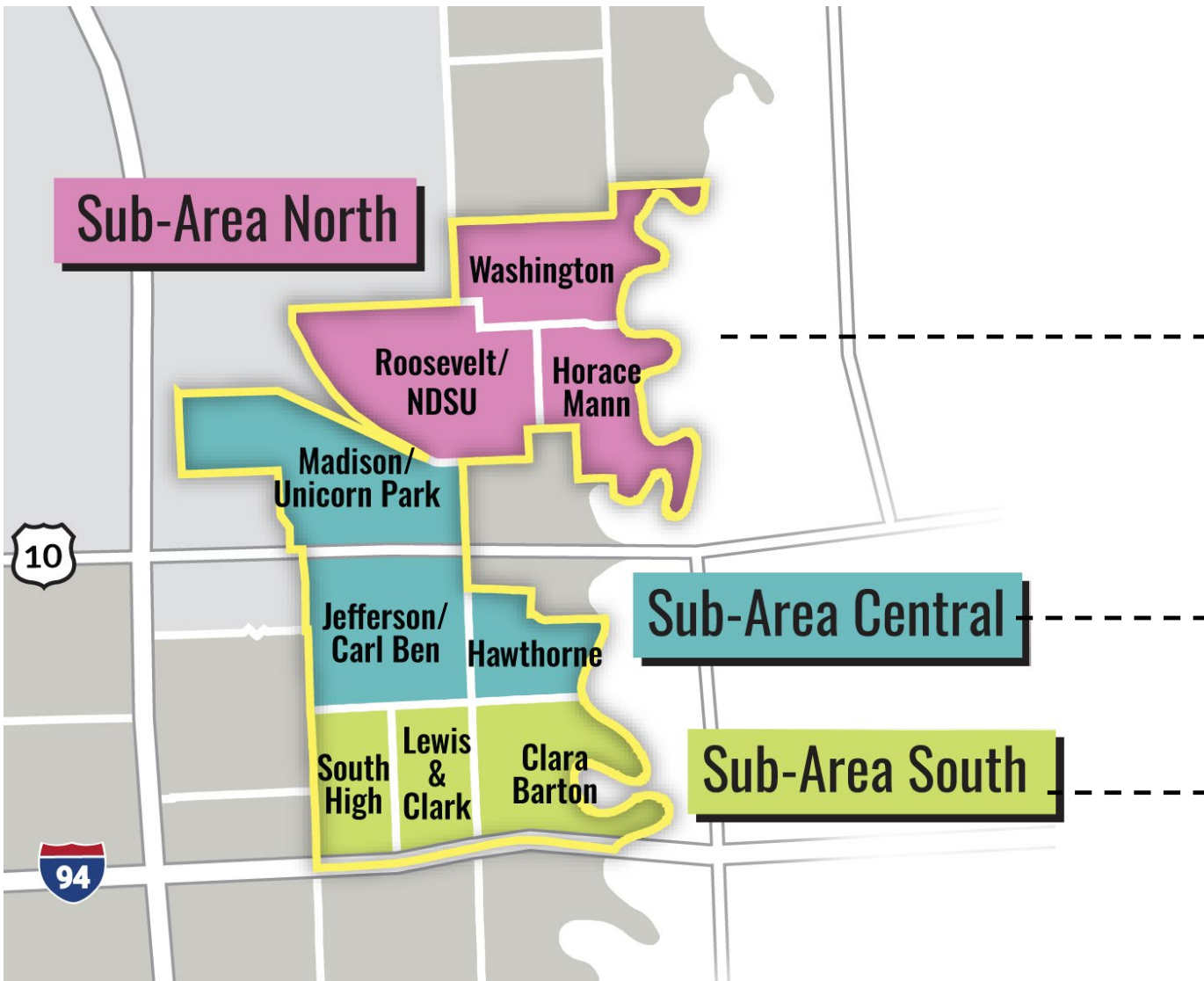
- Introduction and Background
- Core Neighborhoods Plan
- ET Areas and Future Growth
 - Flood Protection
 - Utility Planning
- Case Studies
 - Southwest Master Storm Water Plan
 - Commerce on I-29 Addition
- Fiscal Impact Study (Baker Tilly)
- Next Steps

Tools we have today to manage and plan for growth:

- Century Code Reference – Home Rule Charter
- Growth Plan – Adopted in 2007
- GO2030 Comprehensive Plan– Adopted in 2011
- LDC (Subdivision and Zoning) – Adopted in 1998
- Floodplain Management
- Utility Service Planning
- Coordination with Fargo & West Fargo School Districts and Fargo Park District
- Available lot map – to keep inventory on where market and housing starts occur and to plan utilities



CORE NEIGHBORHOODS STUDY AREAS



**Project Steering
Committee**



**Sub-Area
North Committee**



**Sub-Area
Central Committee**



**Sub-Area
South Committee**

CORE NEIGHBORHOODS - DEFINING A HEALTHY NEIGHBORHOOD

MARKET

Who is living in the neighborhood and who would like to live in the neighborhood

The market is strong

Demand for housing is in balance with or exceeds the supply; prices are rising and keeping pace with inflation

CAPACITY

Ability and willingness of residents to manage home and neighborhood

Resident capacity is high

Residents actively manage neighborhood issues and engage each other and wider stakeholders in constructive ways

IMAGE

Perception of the neighborhood by non-residents; shaped in part by neighborhood's self-image

Neighborhood image is positive

Signals sent by conditions communicate pride and instill confidence

CONDITIONS

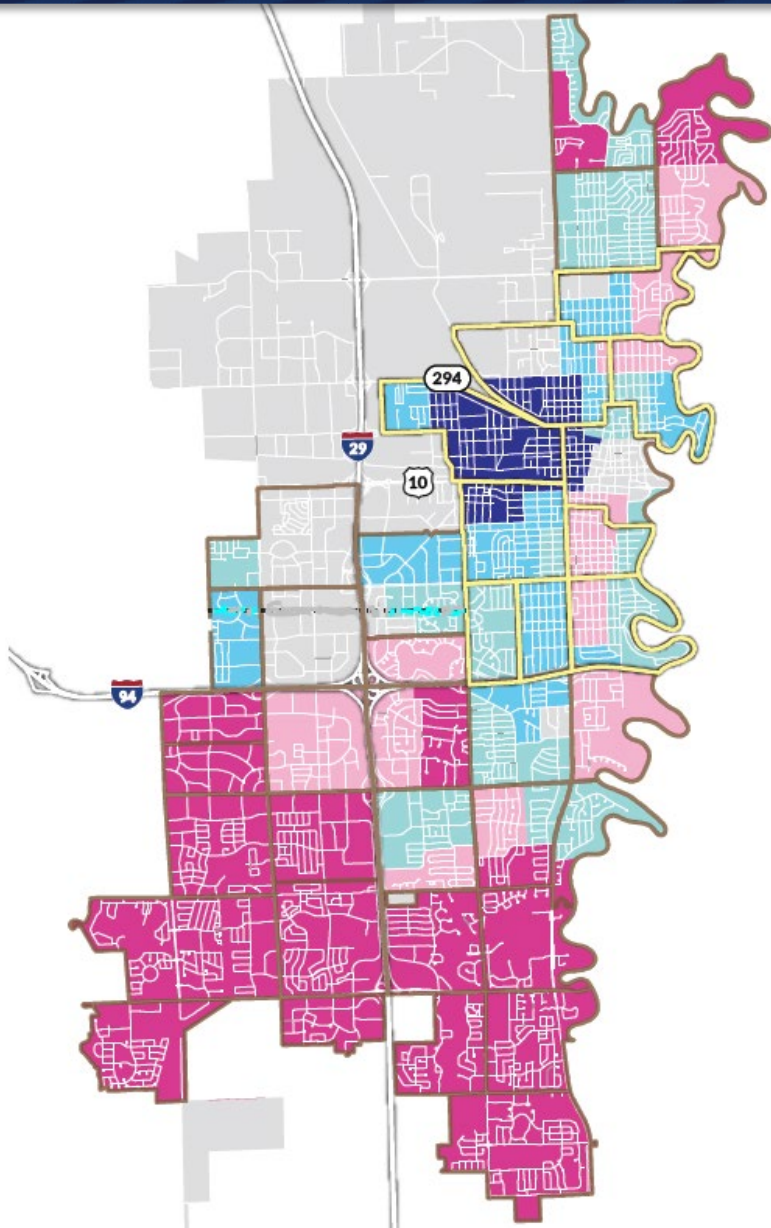
Level of care and investment committed by residents of the neighborhood; level of infrastructure upkeep committed by public sector

Housing and neighborhood physical conditions are good

Residential blocks are appealing to potential buyers and renters from outside the neighborhood

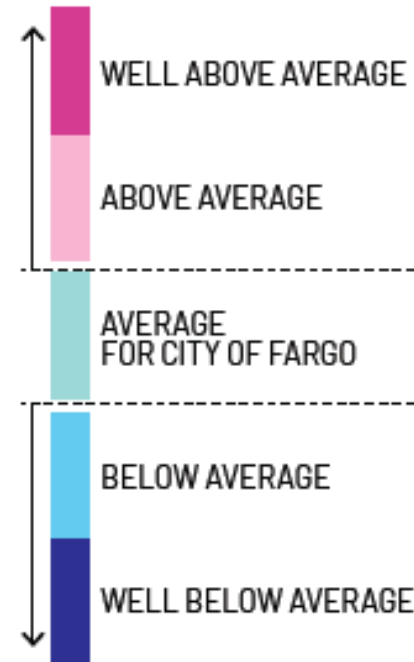
Healthy Neighborhoods

CORE NEIGHBORHOODS - DISPARITY IN MARKET DEMAND



MARKET TYPOLOGY BY BLOCK GROUP

LEVEL OF DEMAND



CORE NEIGHBORHOODS TOOLKIT

1



**Development
Regulation
and Incentive
Tools**

2



**Neighborhood
Leadership &
Engagement
Tools**

3



**Housing
Reinvestment
Tools**

4



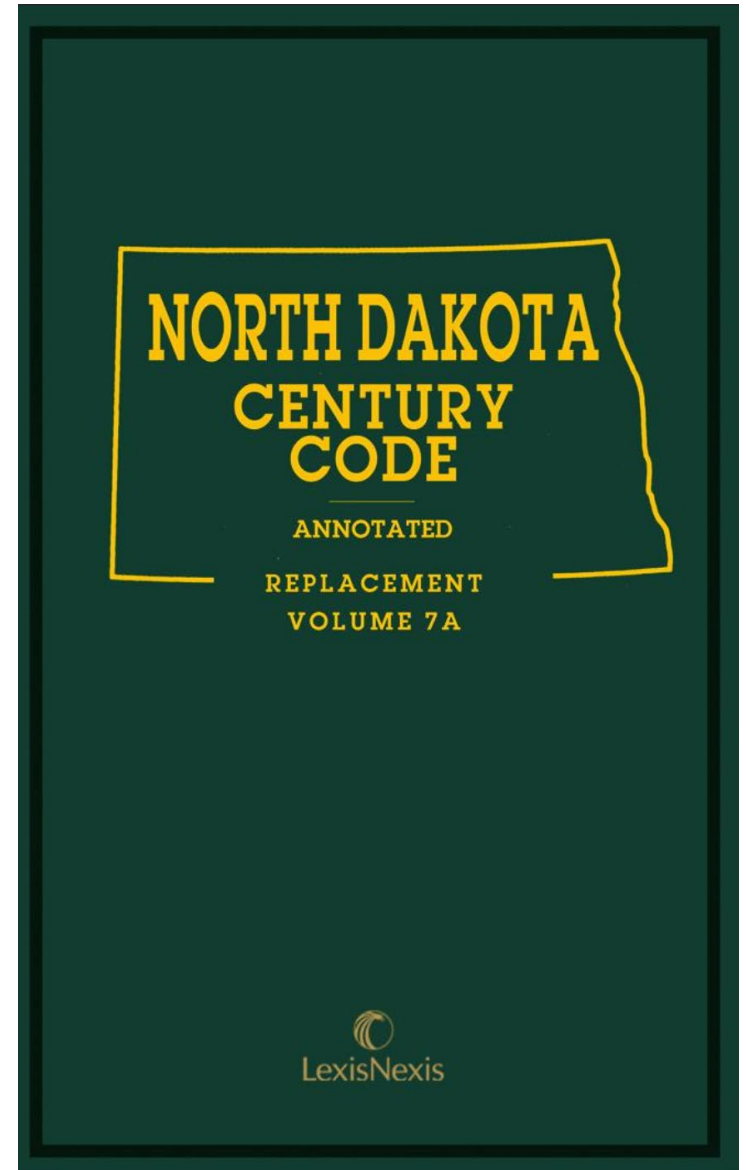
**Public
Infrastructure
Investment
Tools**

5



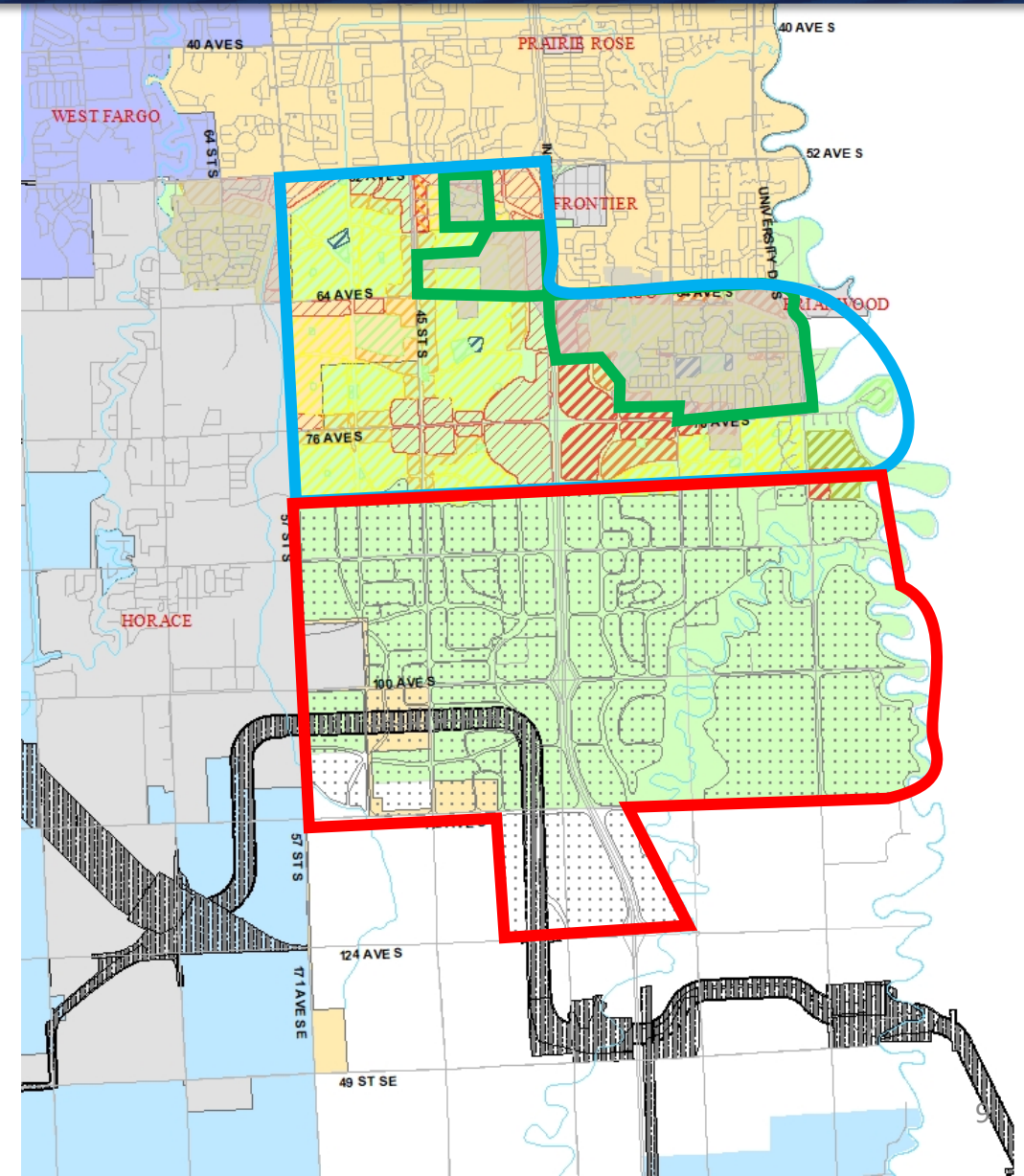
**Public
Health &
Safety Tools**

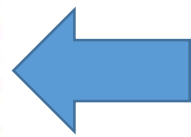
- What is an Extraterritorial Jurisdiction area (ET)?
 - It is a North Dakota law that allows cities to exercise land use control to plan for future expansion, maintain orderly growth and contain sprawl
- Purpose of ET Area – To protect future ROW and utility needs
- ET area – zoning and subdivision control only
 - Primarily zoned AG (Agriculture Zoning District)
- Past ND Century Code ET law changes
 - 1975 – Originally established for up to 2 miles
 - 1997 – Changed to allow for up to 4 miles
 - 2007 – Reduced back to 2 miles
 - 2009 – Changed to 2 mile sole jurisdiction with an additional 2 miles of joint jurisdiction
- The majority of the south side ET was extended in 1998
- Last Commission action for extending ET area in 2006



Comprehensive Growth Management Strategy:

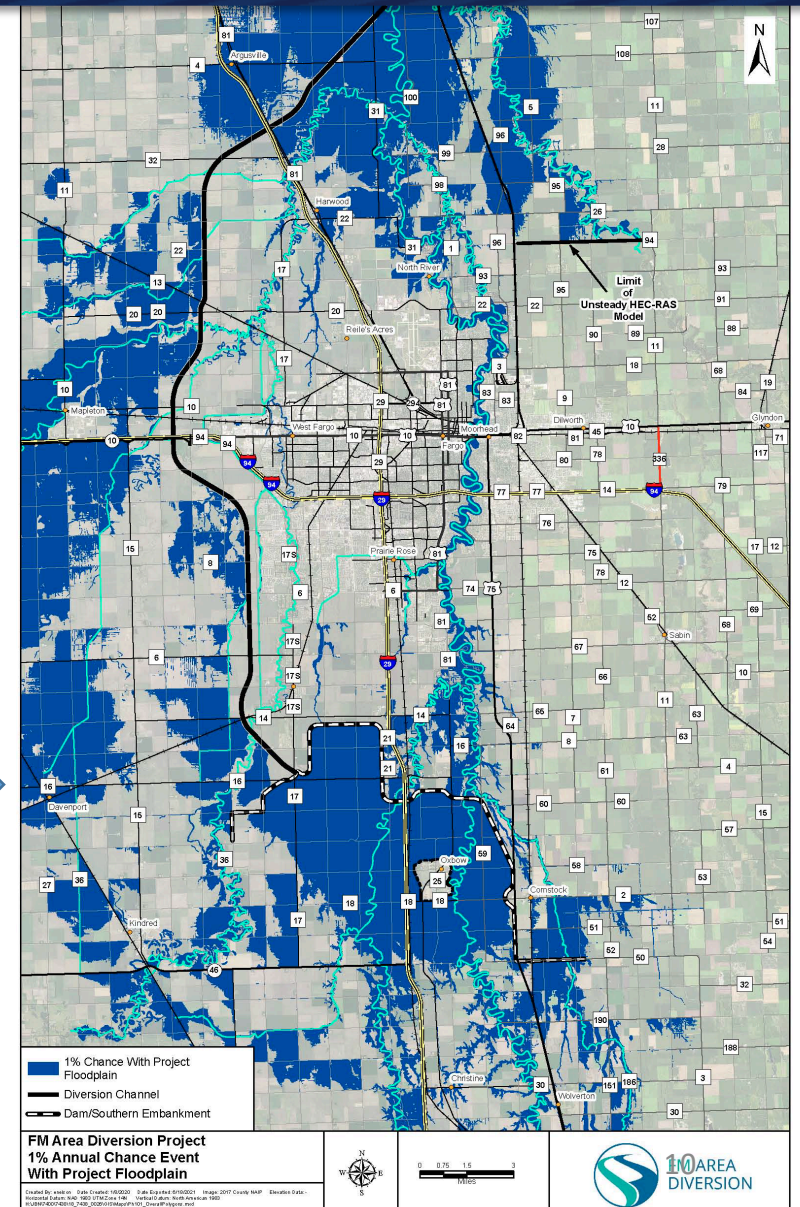
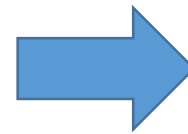
- Extraterritorial Jurisdiction (ET)
 - Zoning/Land Use Authority
 - Building Permitting
 - Floodplain Management
- 2007 Growth Plan
 - Tier 1 (0-25yrs) and Tier 2 (25-50yrs)
 - Development since 2007
- Growth Plan Update
 - Land Use Master Planning
 - Urban Centers and Mixed uses
 - Utility Master Planning
 - Storm Water, Sanitary Sewer, Water
 - Transportation Master Planning
 - Corridors, Bike/Ped, Vehicle

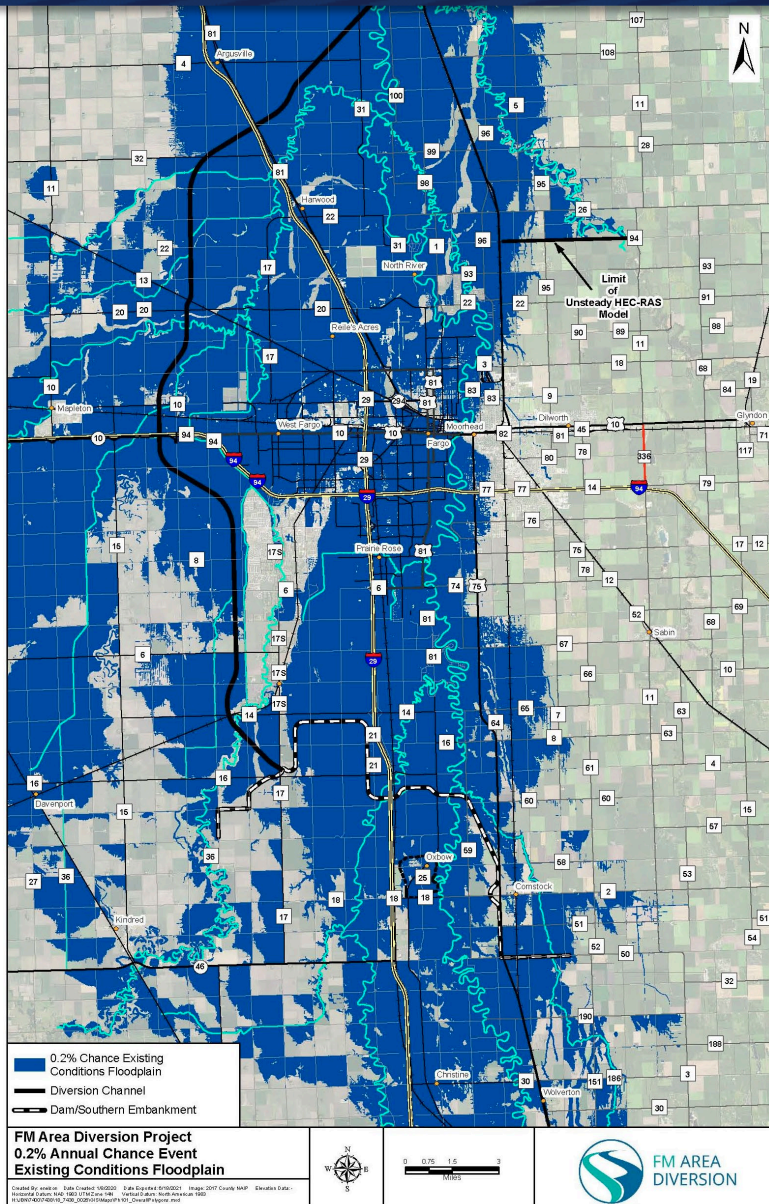




Existing Conditions 100-Year Floodplain

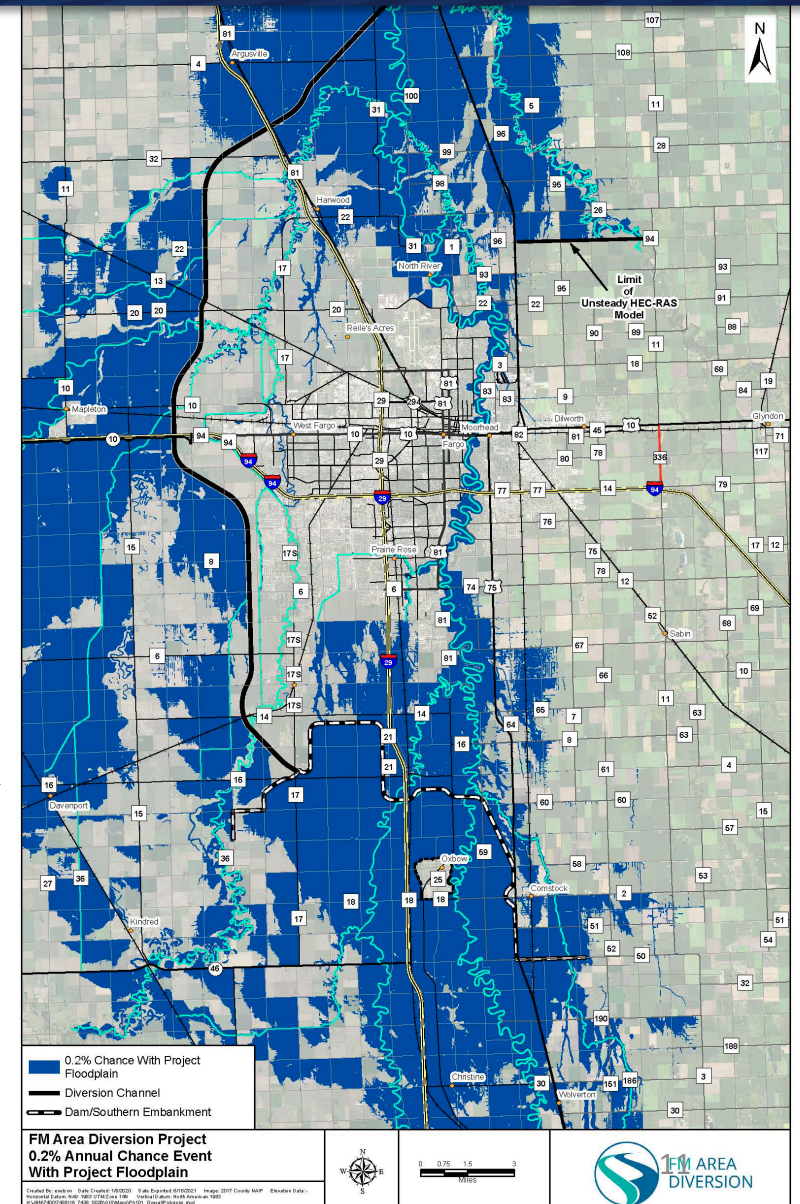
With Project 100-Year Floodplain





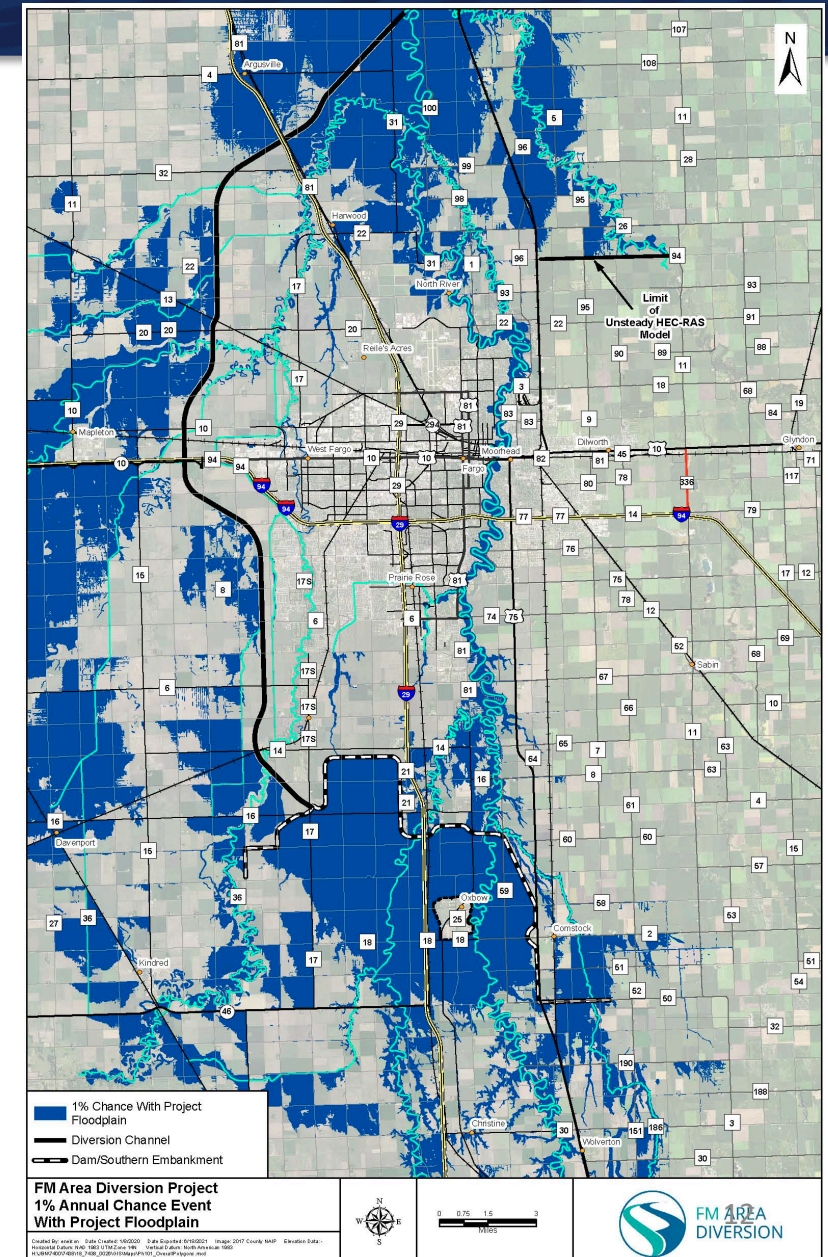
Existing Conditions
500-Year Floodplain

With Project
500-Year Floodplain



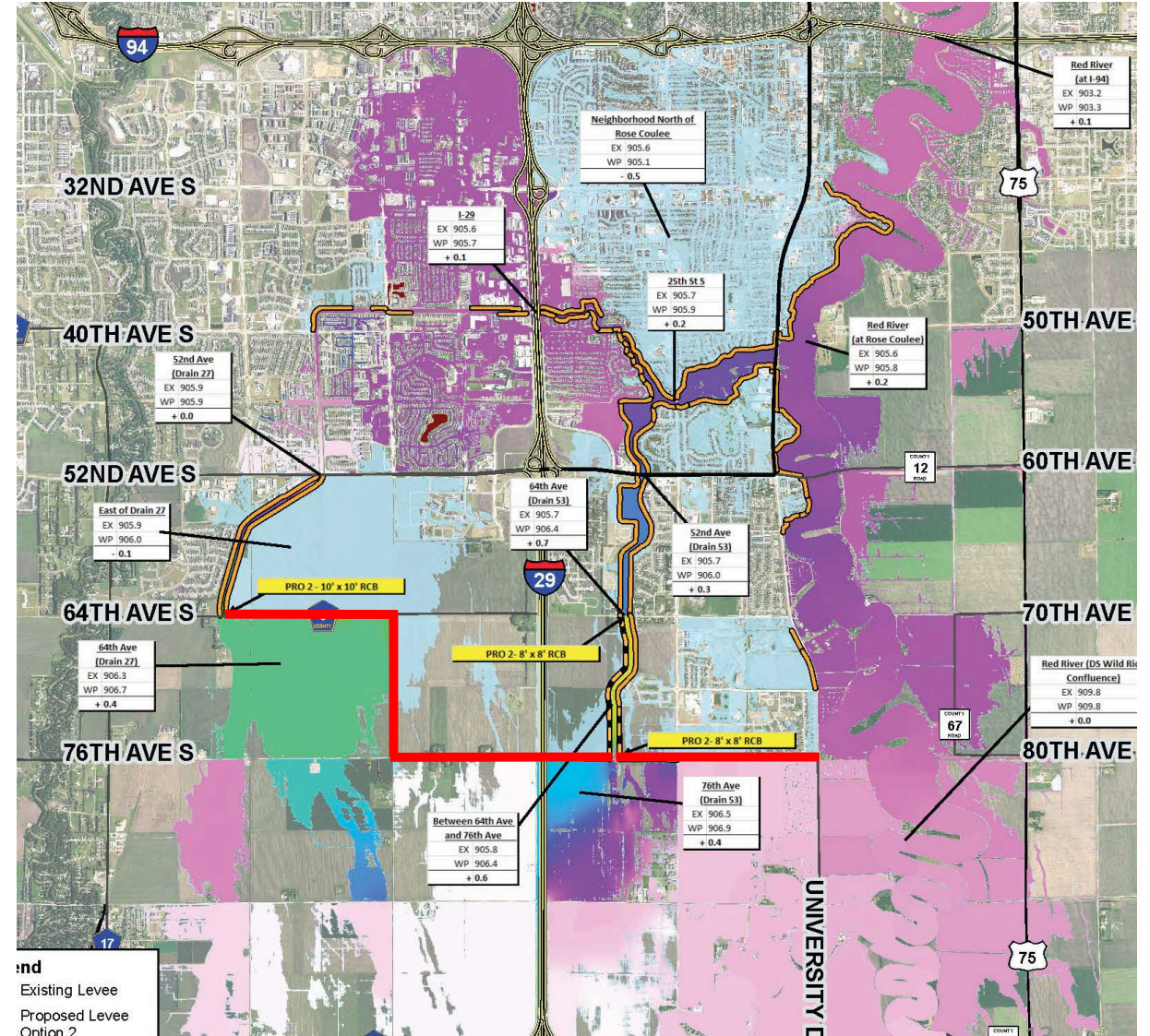
Post FM Diversion Completion

- As FM Diversion gets closer to completion, decision will be needed on appropriate development standards.
- Example of considerations for future discussions
 - Remaining flood risks from 100yr & 500yr floods
 - Levees within growth areas
 - Appropriate elevations for structures
 - LOMR-f required in residual 100yr floodplain areas
 - Floodproof basements requirements



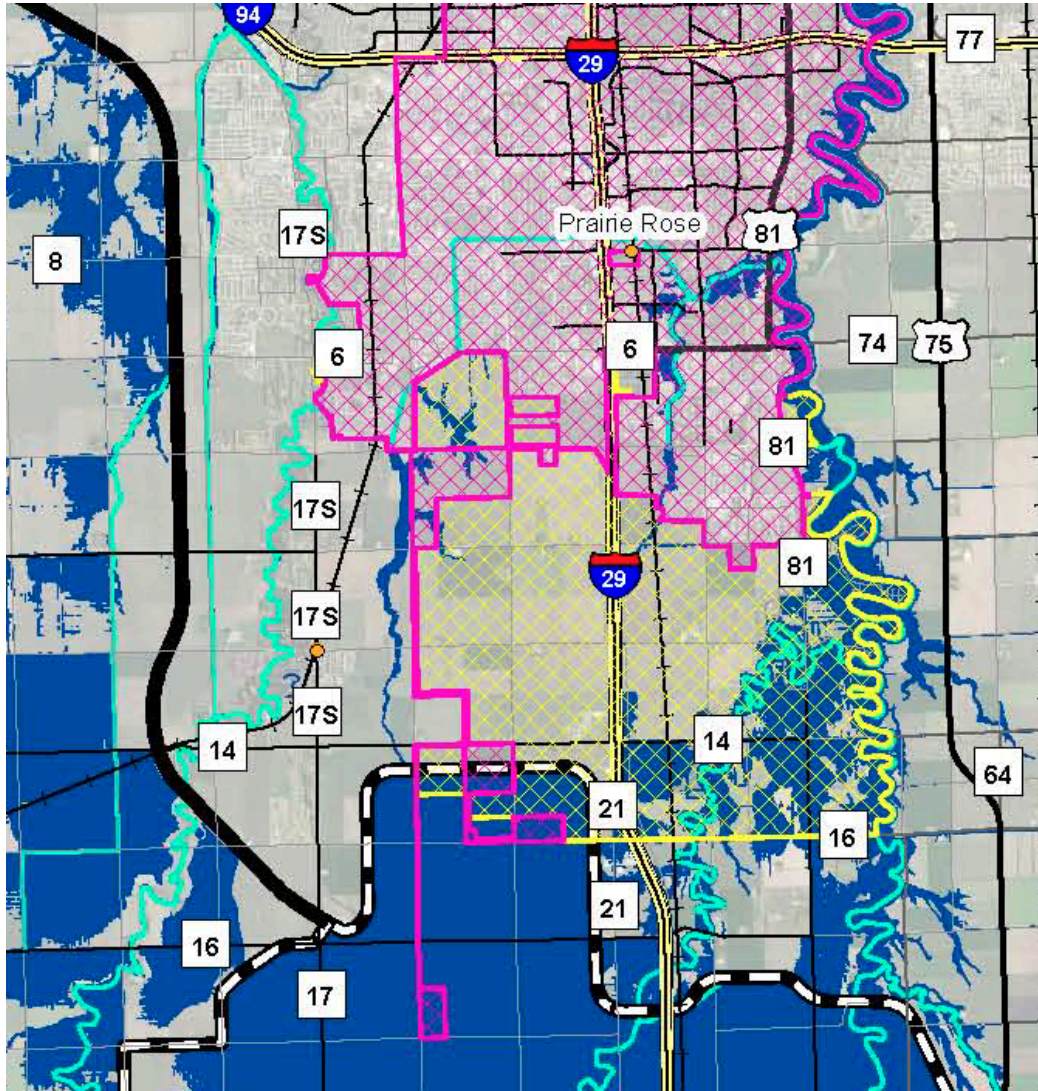
Interim Period Prior to FM Diversion Completion:

- Growth Areas
- Based on allowable floodplain impacts per State Policy

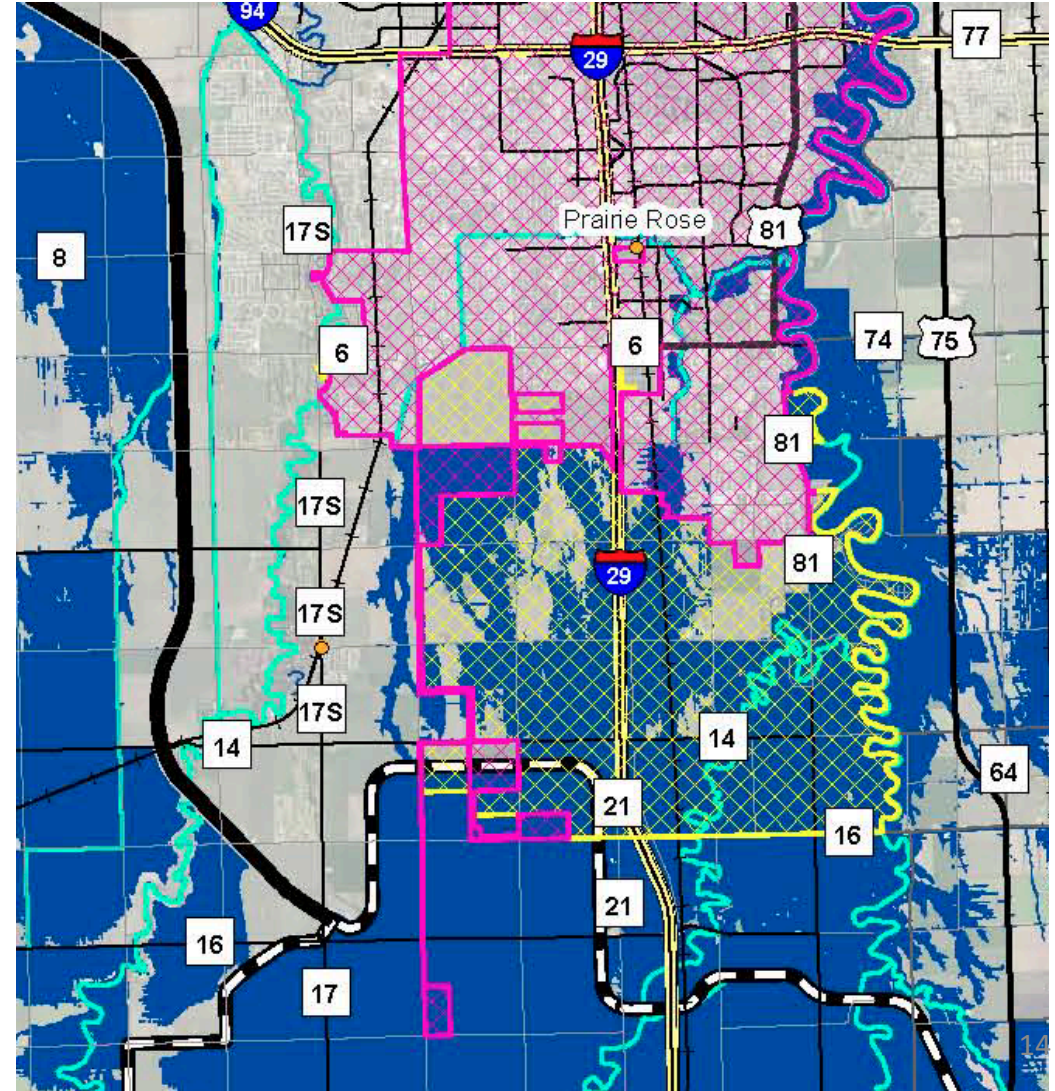


ET GROWTH AREAS VS. FUTURE FLOOD IMPACTS

100 year – Post FM Diversion



500 year – Post FM Diversion



HISTORY OF SYSTEM-WIDE UTILITY MASTER PLANNING

Wastewater Utility

2005: Collection System Master Plan (CSMP)

2016: Southside Wastewater Planning Update

2019: Southwest Wastewater Planning Update

Why Master Plan? Proactive planning accommodates orderly growth and helps to identify cost-effective solutions for critical infrastructure needs.

Water Utility

2005: Distribution System Master Plan (DSMP)

2016: Southside Water Planning Update

2019: Southwest Water Planning Update

Wastewater Utility

2005

- Aging Infrastructure
- Wet Weather Flows
- Population Growth
- Regulations



2016

- Potential Regionalization (West Fargo, Horace, & Mapleton)
- Expanded Oxbow Service (Hickson and Bakke)
- Flow Changes
- Population Growth / Changing Growth Patterns
- System Operational and Service Area Changes
 - 45th Street Interceptor Capacity & WSI Future Use

2019

- Plans for Regional Storm Water System (Lake Fargo)
- Progress on F-M Diversion Project
- Expanded Wastewater Service Request from City of Horace
- Providing water and wastewater system infrastructure recommendations for major corridors
 - Confirm no conflicts with Regional Storm Water System

Water Utility

2005

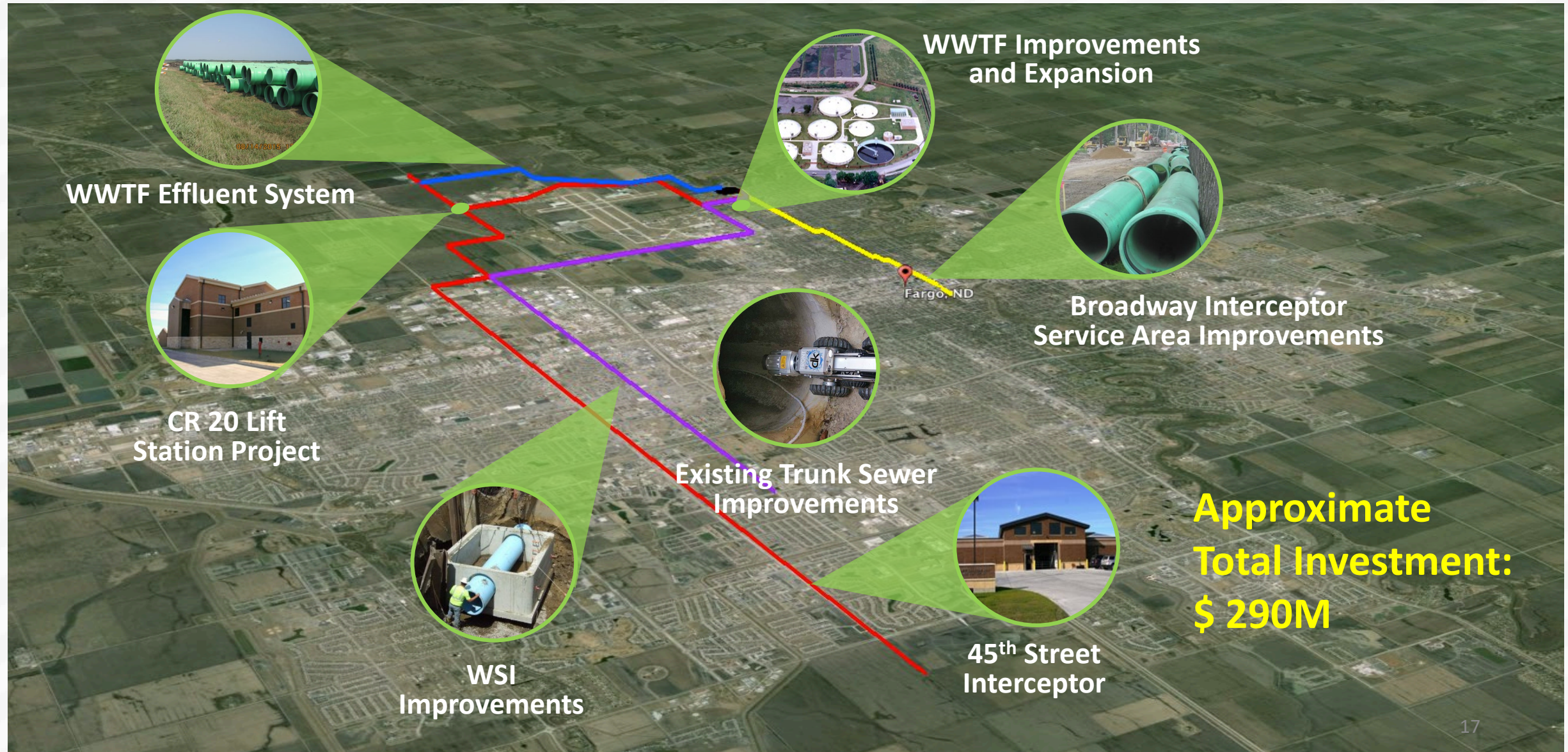
- Aging Infrastructure
- Water Delivery to System Extents
- Population Growth
- Cass Rural Water District (CRWD) Interaction



2016

- Potential Regionalization (West Fargo & Horace)
- Water Demand Changes
- Population Growth / Changing Growth Patterns
- Expanding and Redevelopment of Land Use
- New and Expanded Service Areas (West Fargo and CRWD)

LARGE WASTEWATER PROJECTS FROM MASTER PLAN



LARGE WATER PROJECTS FROM MASTER PLAN



Cast Iron Pipe Replacement

**Approximate
Total Investment:
\$ 190M**



Water Tower #11



Sheyenne Pump Station Reliability Improvements & RRVWS



Large Diameter Transmission Pipelines



GSR & Pump Station



Membrane WTP Expansion & 2012 WTP Facility Plan Phase I

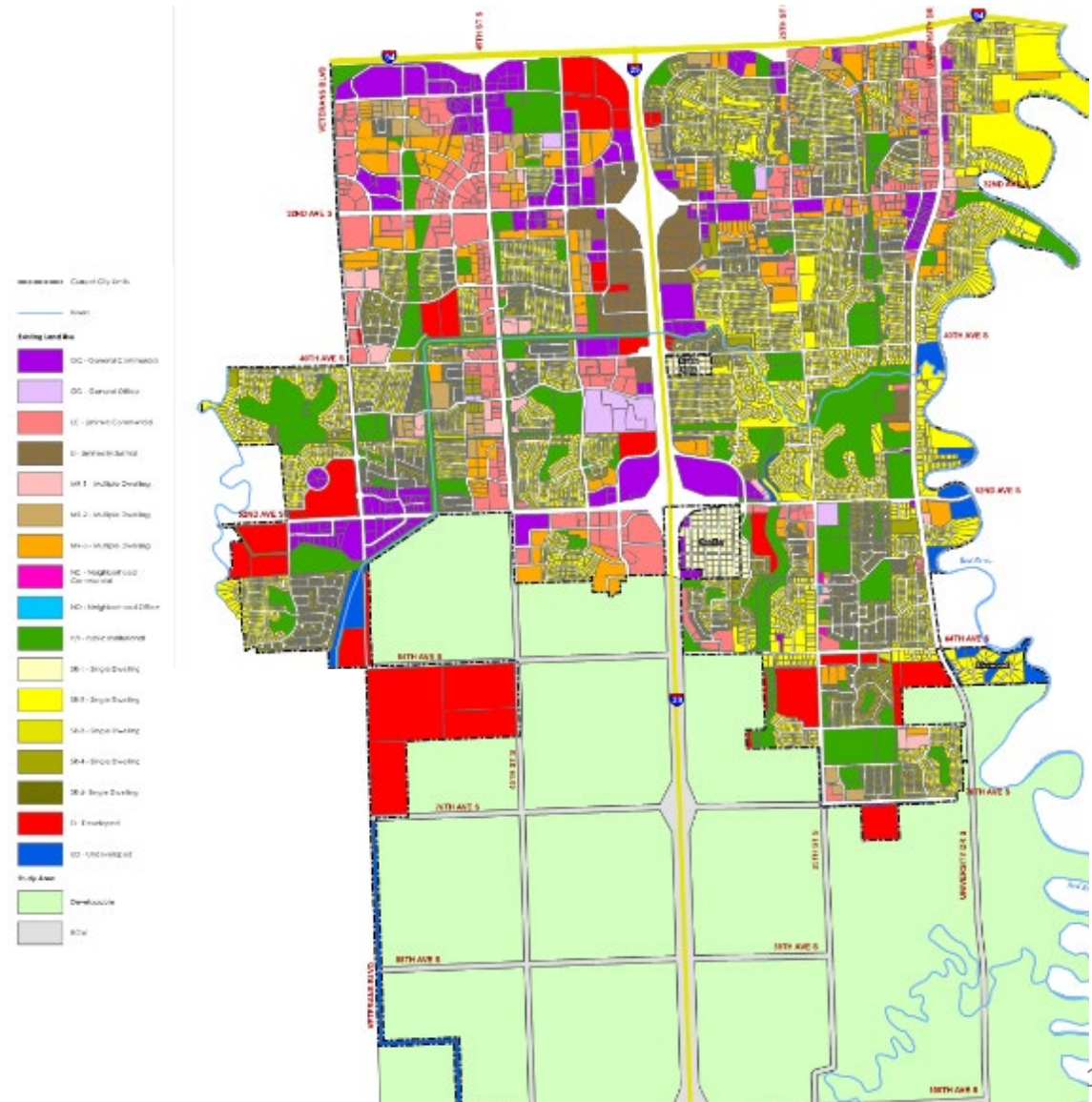


Water Tower #10

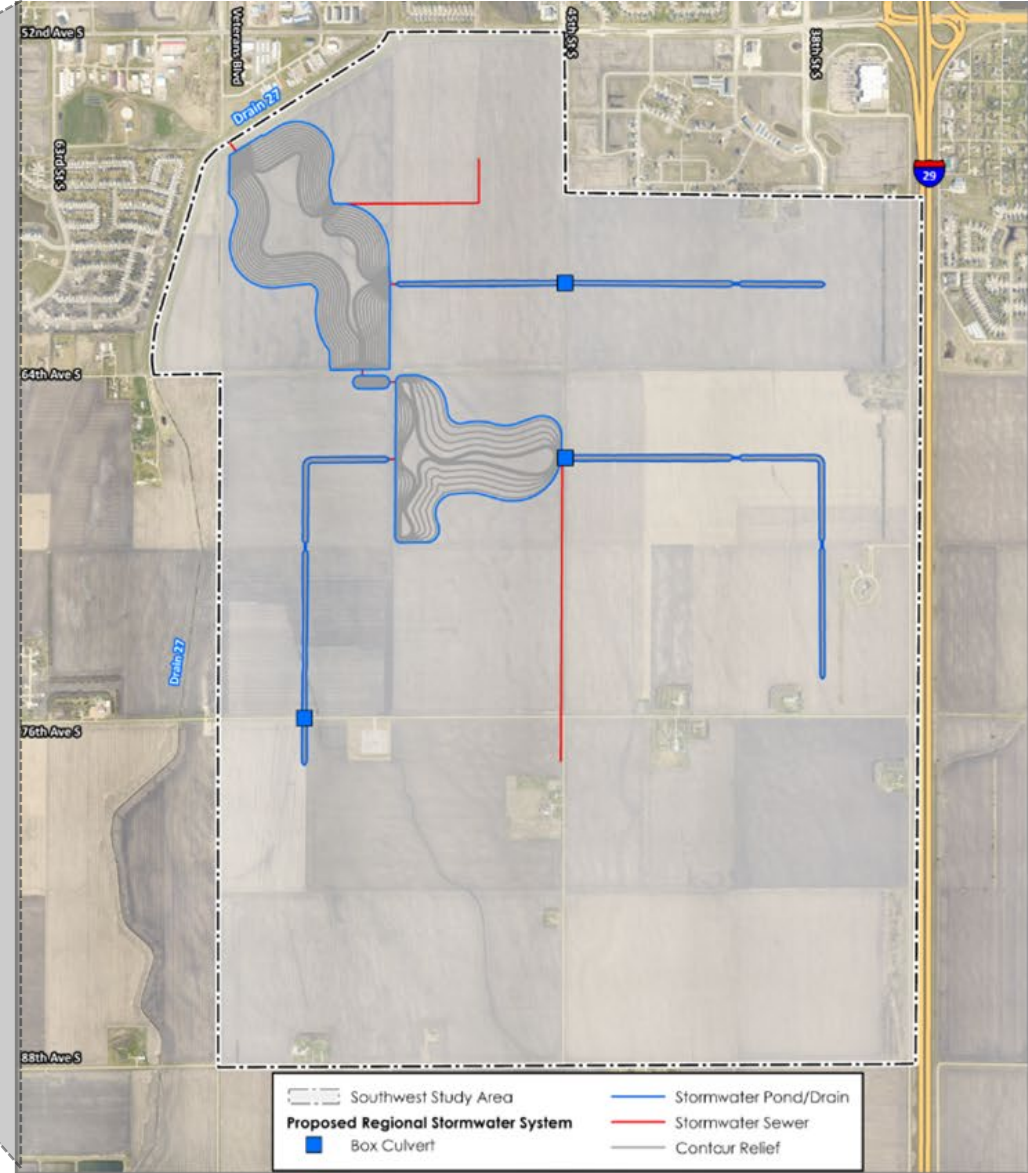
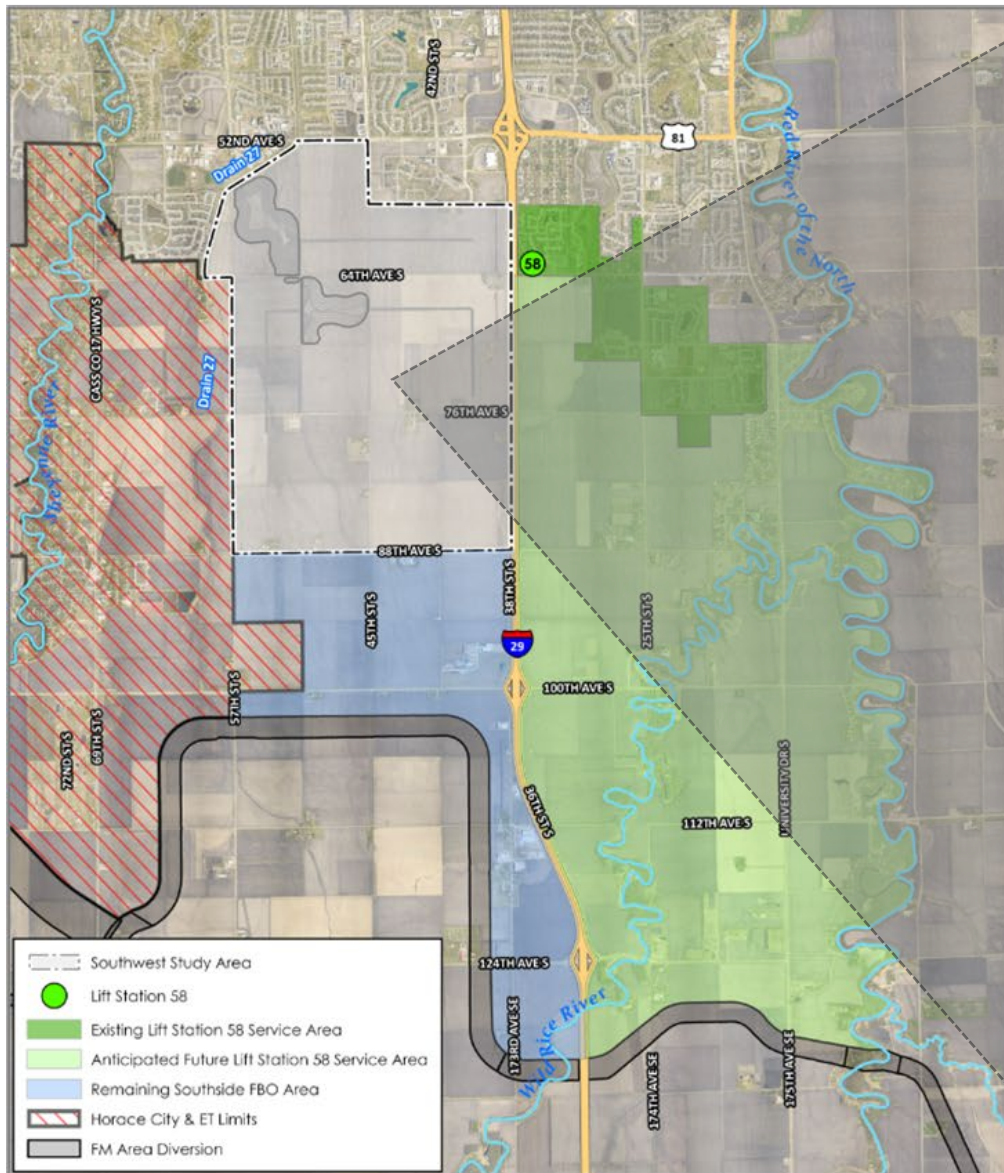
Fargo, ND

SOUTH OF I-94

ZONE CODE	USE CODE DESCRIPTION	ACREAGE TOTALS
C	Commercial	20%
I	Industrial	2%
M-H R	Medium - High Density Residential	15%
P/I	Public Institutional	12%
L-M R	Low - Medium Density Residential	38%
D	Developable (AG & Zoning Unknown)	10%
UD	Un-Developable (AG & Zoning Unknown)	4%
Total		100%



2019 SOUTHWEST INFRASTRUCTURE MASTER PLANNING





Case study – 100th Avenue S and I-29

- Platted and zoned (2014)
 - Staff recommendation
 - Commission vote
 - 7 years after 2007 Growth Plan approval
- Developer constraints
 - No city sanitary sewer service
 - No city storm sewer service
 - No city maintenance schedule
- Post development challenges
 - Platted lot splitting
 - Exceeds constructed utility capacity (sanitary sewer)
 - Temporary utility infrastructure

64TH AVE S
WATER TOWER



DEVELOPMENT ACTIVITIES – REQUESTS COMING FORWARD

Developer Statements:

- No industrial lots available
- No multi-family lots available
- Business plans show that they need to “leap frog”
- Cost of land vs cost to service land
- Less expensive land is more attractive to their business plan
- Less expensive land is available elsewhere in the metro area
- Since 2014 – Approximately 390 acres of zoned industrial land developed within city limits

FACTORS FOR ORDERLY GROWTH

- Be stewards of public resources and charged with protecting health, safety and welfare
- Expectations are set forth for area property owners and market interests
- Conserving future Rights-of-Way and Utility needs
- Maintenance and management needs are accounted for
- Manage deferred special assessments
- Recognize infrastructure plans may impact multiple jurisdictions
- Coordinate 5 year plan with school districts and Park District

- 10 year plan of new property tax growth
- Forecast of service demand
 - Anticipated revenue/expenditures
 - Anticipated staffing requirements
- Identifying appropriate land use
- Productivity of land use based on property tax
- Cost of capital infrastructure replacement

Conclusions

- Growth Plan update — 2022-2023
- Land Development Code (multi-year rewrite)
- Questions for future
 - Protect long term against 500yr flood
 - Common sense utility extension vs temporary throw away infrastructure
 - Orderly growth that preserves ET areas for highest and best long term use
 - Okay to say no, future growth will happen in all areas